007.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	587,100 / 587,100
					USE VALUE:	587,100 / 587,100
					ASSESSED:	587,100 / 587,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITANIDES ELLEN M
Owner 2:	
Owner 3:	
Street 1:	55 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEMERS STEPHEN C & ELLEN A -
Owner 2:	-
Street 1:	55 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,290 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4290.000	192,000		395,100	587,100
Total Card	0.098	192,000		395,100	587,100
Total Parcel	0.098	192,000		395,100	587,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.59 | /Parcel: 423.5

Legal Description

User Acct 6273

GIS Ref

GIS Ref

Insp Date 03/24/18

Entered Lot Size

Total Land:

Land Unit Type:

!675!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,100	0	4,290.	395,100	587,200	587,200	Year End Roll	12/18/2019
2019	101	FV	180,000	0	4,290.	419,800	599,800	599,800	Year End Roll	1/3/2019
2018	101	FV	180,000	0	4,290.	306,200	486,200	486,200	Year End Roll	12/20/2017
2017	101	FV	180,000	0	4,290.	266,700	446,700	446,700	Year End Roll	1/3/2017
2016	101	FV	180,000	0	4,290.	227,200	407,200	407,200	Year End	1/4/2016
2015	101	FV	159,100	0	4,290.	222,200	381,300	381,300	Year End Roll	12/11/2014
2014	101	FV	159,100	0	4,290.	182,700	341,800	341,800	Year End Roll	12/16/2013
2013	101	FV	159,100	0	4,290.	173,800	332,900	332,900		12/13/2012

PRINT

Date	Time
12/10/20	16:25:10

LAST REV

Date	Time
08/10/20	15:27:40
danam	
675	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMERS STEPHEN	35889-443		7/15/2002	Family	230,000	No	No		
CAREY JANET	28334-223		3/20/1998		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2020	698	Alterati	43,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2018	Inspected	BS	Barbara S
3/1/2018	MEAS&NOTICE	BS	Barbara S
1/30/2009	Meas/Inspect	336	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
9/22/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4290		Sq. Ft.	Site		0	80.	1.15	1			Med. Tr	-10					395,064						395,100	

Total AC/HA: 0.09848 | Total SF/SM: 4290 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,064 | Spl Credit | Total: 395,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	119.070
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278298
Depreciation:	86272
Depreciated Total:	192025

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

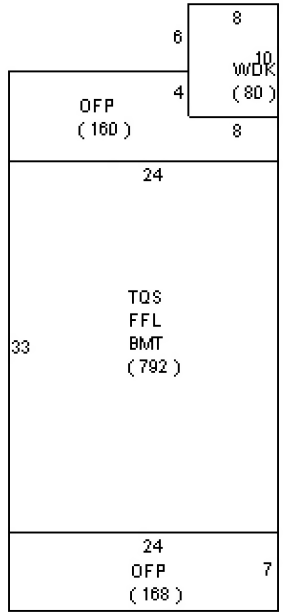
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.07
Special Features:	0	Val/Su Net:	74.25
Final Total:	192000	Val/Su SzAd	138.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	35.720	28,291
FFL	First Floor	792	119.070	94,304
TQS	3/4 Story	594	119.070	70,728
OFP	Open Porch	328	21.100	6,921
WDK	Deck	80	15.680	1,254

Net Sketched Area:	2,586			Total:	201,498
Size Ad	1386	Gross Are	2784	FinArea	1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc